



**LOS ANGELES COUNTY CLERK  
CEQA FILING COVER SHEET**

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

**Project Title**

9441 Olympic Boulevard - Development Plan Review

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.**

**Notice of Exemption**

**Appendix E**

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
County Clerk  
County of: Los Angeles  
12400 Imperial Hwy  
Norwalk, CA 90650

**From:** (Public Agency): City of Beverly Hills  
Community Development Department - Planning  
455 North Rexford Drive, Beverly Hills, CA 90210  
(Address)

Project Title: 9441 Olympic Boulevard - Development Plan Review

Project Applicant: Fisch Properties, L.P.

Project Location - Specific:  
9441 Olympic Boulevard, Beverly Hills, CA 90212

Project Location - City: Beverly Hills Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:  
The Project involves approval of Development Plan Review utilizing state Housing Accountability Act Builder's Remedy provisions, pursuant to Government Code Section 65589.5(d)(5), to allow for the construction of a new 13-story, 143'-4" tall, mixed use development with 75 dwelling units. The Planning Commission approved the Project and associated DPR entitlements on October 9, 2025.

Name of Public Agency Approving Project: City of Beverly Hills


Name of Person or Agency Carrying Out Project: Samuel Aflalo (c/o Fisch Properties, L.P.)

- Exempt Status: **(check one):**
- Ministerial (Sec. 21080(b)(1); 15268);
  - Declared Emergency (Sec. 21080(b)(3); 15269(a));
  - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
  - Categorical Exemption. State type and section number: \_\_\_\_\_
  - Statutory Exemptions. State code number: Public Resources Code (PRC) Section 21080.66

Reasons why project is exempt:  
Consistent with this statutory exemption, this project consists of a housing development project that meets all of the conditions specified in PRC Section 21080.66(a), including project site size, project location, urban uses, general plan and zoning consistency, minimum density, environmental conditions, historic resources, and hotel and transient uses. Additionally, pursuant to Housing Accountability Act (GC Section 65589.5(d)(5)), this project qualifies as a Builder's Remedy project and provides the required number of affordable units to be eligible.

Lead Agency  
Contact Person: Edgar Arroyo, Senior Planner Area Code/Telephone/Extension: (310) 285-1138

**If filed by applicant:**  
1. Attach certified document of exemption finding.  
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 10/15/2025 Title: Senior Planner

Signed by Lead Agency Signed by Applicant